

	Planning and Zoning Commission STAFF REPORT	AGENDA # _____
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TO: CASA GRANDE PLANNING AND ZONING COMMISSION

FROM: James B. Gagliardi, City Planner

MEETING DATE: March 5, 2015

REQUEST

Request by Holly James of D.R. Horton Inc, for the following land use approval:

1. **DSA-15-00017: Conditional Use Permit** to allow a model home sales complex within the Mission Valley Planned Area Development more specifically located at 2231 N Santa Bonita Ln (lot 757) and a temporary parking lot at 2237 N Santa Bonita Ln (lot 758). (Planner James Gagliardi)

APPLICANT/OWNER

Holly James
D.R. Horton Inc.
20410 N 19th Avenue, Suite 100
Phoenix, AZ 85027
P: 480-483-0006
Email: hrjames@drhorton.com

HISTORY

March 1, 1999:	The site was annexed into the city limits of Casa Grande through Ordinance number 1899.
January 18, 2000:	Zone Change from General Rural to Planned Area Development approved by City Council through Ordinance Number 1178.137.
February 3, 2005:	CGPZ-47-05: Housing product for Phase 5 was approved
April 2, 2009:	DSA-09-00010: Housing product was approved for Mission Valley phases 5 and 6 by the Planning Commission.
March 15, 2010:	DSA-10-00018: Administrative approval to allow the housing product approved for Mission Valley phase 6 to be applicable upon Mission Valley phase 1A

February 5, 2015:

DSA-15-00216: Housing Product was approved for Mission Valley Phases 1A, 5, and 6 introducing ten new floor plans.

PROJECT DESCRIPTION

Site Area	.38 acres (two lots totaling 16,584 sq. ft.)
Current Land Use	Vacant platted residential lots (<i>Neighborhoods</i> Land Use Designation)
Existing Zoning	PAD Mission Valley

Surrounding Land Use and Zoning

Direction	General Plan 2020 Designation	Existing Zoning
North	<i>Neighborhoods</i>	PAD Mission Valley
East	<i>Neighborhoods</i>	PAD Mission Valley
South	<i>Neighborhoods</i>	PAD Mission Valley
West	<i>Neighborhoods</i>	PAD Mission Valley

SITE CONTEXT AERIAL



General Discussion:

Recently, Planning Commission approved new housing product for Mission Valley, and D.R. Horton is requesting the approval of a Conditional Use Permit for the construction of a one-home Model Home Sales Complex in order to sell and build new homes within the Mission Valley subdivision (Exhibit A). The sales complex is proposed within Parcel 5 and will consist of a model home with a sales office constructed upon lot 757 (2231 N St Bonita Ln) and lot 758 (2237 N St Bonita) is to be used as a temporary parking lot (Exhibit B). Upon expiration of the Conditional Use Permit, the home will be sold—with the sales office converted into a garage—and the parking lot will be developed as a single-family home listed for sale.

The model home with the sales office in the garage area is proposed to be a one-story home, using one of the recently approved housing plans approved by Planning Commission (Exhibit C). There will be a 3 ft. high tubular steel fence along the sidewalk, enhanced landscaping in the front yard, a flag pole, attention flags, and ADA access to the parking lot. The parking lot will be surfaced with dust-free decomposed granite, providing six standard parking stalls and one wheelchair accessible stall with an access aisle.

Upon the completion of all sales, the applicant will sell the model home, restoring the garage area from the sales office space and convert the parking lot into a sellable lot.

CONFORMANCE WITH ZONING

Per City Code Table 17.16.030B temporary model homes and sales offices are allowed as a conditionally permitted use in all residential zoning districts. The proposed temporary model home sales complex is within a Planned Area Development zone district, where permitted uses are specifically listed. Since a sales complex is not listed, a Conditional Use Permit is required.

CONFORMANCE WITH CONDITIONAL USE PERMIT REVIEW CRITERIA

The Commission, in approving a Conditional Use Permit, shall find as follows:

That the site for the proposed use is adequate in size and topography to accommodate the use, and all yards, spaces, walls and fences, parking, loading and landscaping are adequate to properly relate the use with the land and uses in the vicinity;

The lots can accommodate the use because they have been designed for single-family homes. The model complex will revert to single-family homes upon the expiration of the Conditional Use Permit. The parking lot will have a dust-free surface, yet, it can be easily reverted back to a single-family home lot. The proposed plan's setbacks, parking and landscaping are adequate, comply with City Code requirements. The construction of the home would be subject to a separate building permit review and approval.

That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use;

The site and its proposed use as a model home complex have adequate access and circulation to manage the traffic it generates. A traffic statement was provided estimating that the use generates below 35 trips per day. This statement was evaluated by the City Traffic Engineer, who had found no issues. Access to the complex will be from N St Bonita, however, the lots abut Friar Rd and primary routes to the area are via Friar Rd and Arizola Rd, the subdivisions two collector roads minimizing the impact to the residents in the area.

That the proposed use will have no adverse effect upon the abutting property;

There will be minimum impact on abutting property because the sales complex has the appearance of other single-family homes, and off-street parking will be provided.

That the proposed use shall be in conformance with the General Plan;

The site is within the *neighborhoods* category of the General Plan and conforms to the goals of this land use designation. Residential uses are allowed in said category and the purpose of the model home complex is to promote the development and fulfillment of this residential subdivision.

That the conditions stated in the approval are deemed necessary to protect the public health, safety and general welfare.

The required conditions specifically relate to the proposed model home complex use and are designed to protect the public's health, safety and welfare as presented in the Conditional Use Permit resolution (Exhibit D).

PUBLIC NOTIFICATION/COMMENTS

Notification

Public hearing notification efforts for this request meet the requirements set out by City Code. They include:

- Publication in the Casa Grande Dispatch on February 15, 2015 at least fifteen (15) days before the March 5, 2015 Planning Commission public hearing.
- Mailing by the City on February 17, 2015 at least fifteen (15) days before subject Planning Commission public hearing to each owner of property situated within 200 feet of the subject property. An affidavit confirming this is located in the project file.

- A sign was posted by the applicant by February 17, 2015 on the subject site informing the public that this application would be considered by the Planning Commission at the subject Planning Commission hearing. An affidavit confirming this posting was supplied by the applicant.

Inquiries/Comments

No inquiries or comments have been received

STAFF RECOMMENDATION

Staff recommends the Planning and Zoning Commission approve the **Conditional Use Permit and associated Resolution DSA-15-00017** for a Model Home-Sales Complex with parking lot upon lots at 2231 and 2237 N St Bonita Ln within Mission Valley subject to the following conditions:

1. The Conditional Use Permit for the model home complex shall expire five (5) years from the issue date of the certificate of occupancy.
2. Upon the expiration of the Conditional Use Permit, all site improvements (*i.e. the parking lot, flag pole, attention flags, front yard fencing, etc.*) shall be removed from the site, and the office shall be converted into a garage with an exterior garage door.
3. Motorized vehicles and or trailers shall not be used as signage for the sale of lots or homes within the subdivision.
4. All signage must comply with section 604.8 of the City Sign Code.
5. Flag poles are limited to a height of 20 ft. per the City Sign Code for residential districts and subject to a building permit and separate planning review.
6. The decomposed compacted granite parking lot surface shall be a minimum of 3" depth.

Exhibits:

Exhibit A – Narrative
 Exhibit B – Site Plan
 Exhibit C – Model home elevations
 Exhibit D – Resolution

Exhibit A – Narrative



MISSION VALLEY Conditional Use Permit Application For a Model Home Complex

Mission Valley is a part of an approved Planned Area Development (P.A.D.) for a master planned community located at Korsten and Arizola in the City of Casa Grande. This Conditional Use Permit Application is being submitted in order to gain approval for a Model Home Sales Complex.

About D.R. Horton, Inc.

D.R. Horton, Inc. is the largest homebuilder in the nation, and has been recognized as a leader in every aspect of homebuilding. D.R. Horton has not only been recognized by the industry, but also by the families that live in our homes. Our reputation for quality, variety, and affordability has put us at the head of the homebuilding industry. We carefully choose the location of our communities and the design of our homes in order to meet the needs of the homebuyer. We build our homes with a solid commitment to quality. Because we are focused on staying committed to craftsmanship, design and value, we are building some of the finest homes of today.

Conditional Use Permit Application

D.R. Horton has owned lots in Mission Valley since the early 2000's. When the market turned the project was put on hold. We believe that the market has recovered to a point that it makes sense to re-open for sales and built out the remaining lots in the community. We are requesting to build a model home sales complex on lots 757 & 758 of Mission Valley. The Model Home will be located on lot 757, with the parking lot located on lot 758.

The model complex will serve as our sales center and will include one model homes and a parking lot. The complex will include standard parking, handicap parking, ADA accessible facilities, iron fencing along the front of the model homes, concrete paths and enhanced landscaping in the front yards, and a flagpole.

Due to its proximity to the collector streets, the use will have a minimal traffic impact on the neighborhood and the surrounding homeowners, with traffic counts estimated to be far below 35 trips per day.

When all sales have been completed and closed, we will offer the model home for sale to homebuyers and will build a home for sale on the parking lot, completing the community.

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CHL Construction Co ROC 064532-B ■ DRH Construction, Inc. ROC 256153-A; 113105-B ■ DRH Southwest Construction, Inc. ROC 167302-B

MISSION VALLEY



(Note: the garage area will be modified to be a sales office during the period of the Conditional Use Permit)

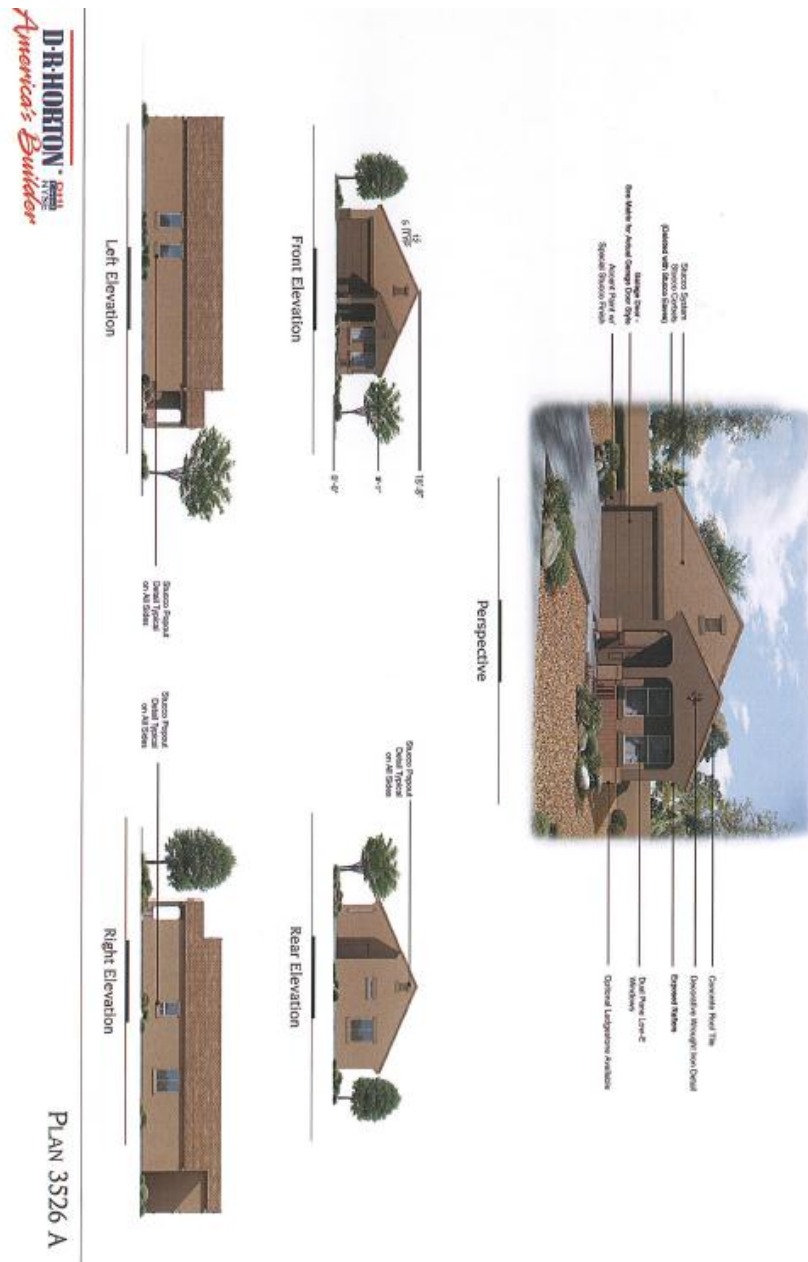


Exhibit D - Resolution

RESOLUTION NO. DSA-15-00017

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION FOR THE CITY OF CASA GRANDE GRANTING A CONDITIONAL USE PERMIT FOR A MODEL HOME COMPLEX WITHIN A PAD (PLANNED AREA DEVELOPMENT) ZONED PROPERTY LOCATED AT 2231 AND 2237 N ST BONITA LN WITHIN THE MISSION VALLEY PAD.

WHEREAS, applicant, Holly James, D.R. Horton Inc., has requested a conditional use permit; and

WHEREAS, the conditional use permit is requested for Temporary Model Homes and Temporary Sales Office with a Temporary Parking Lot located upon lots 757 and 758 of the Mission Valley Phase 5 Subdivision, otherwise known as 2231 and 2237 N St Bonita Ln; and

WHEREAS, Temporary Model Homes and Temporary Sales Office with a Temporary Parking Lot are Conditionally Permitted within all conventional residential zoning districts; and

WHEREAS, the property is located within the Mission Valley Planned Area Development (PAD); and

WHEREAS, because the Mission Valley PAD does not specifically list the uses that are permitted within the PAD, Temporary Model Homes and Temporary Sales Office and Temporary Parking Lot are considered to be conditional uses within the PAD; and

WHEREAS, on the 5th day of March 2015, the Planning and Zoning Commission of the City of Casa Grande held a public hearing regarding the request for the conditional use permit; and;

WHEREAS, the Planning and Zoning Commission of the City of Casa Grande considered all public comments made at said hearing; and

WHEREAS, the Planning and Zoning Commission of the City of Casa Grande has determined that the proposed use would be appropriate for the location proposed, subject to the conditions set forth in this Resolution;

NOW THEREFORE, BE IT RESOLVED by the Planning and Zoning Commission of the City of Casa Grande, Arizona, as follows:

1. The Planning and Zoning Commission of the City of Casa Grande makes the following findings:

- a. The site for the proposed use is adequate in size and topography to accommodate the use, and the yards, spaces, walls and fences, parking, loading and landscaping is adequate to properly relate the use with the land and the uses in the vicinity;
- b. The site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use;
- c. The proposed use will have no adverse effect upon the abutting property;
- d. The proposed use is in conformance with the General Plan; and
- e. The conditions stated in this approval are necessary to protect the health, safety and general welfare.

2. The Planning and Zoning Commission of the City of Casa Grande approves the conditional use permit request by the Applicant subject to the following special conditions which are deemed necessary by the Commission to protect the public health, safety and general welfare:

- a. This Conditional Use Permit shall expire five (5) years from the issue date of the certificate of occupancy.
- b. Upon the expiration of the Conditional Use Permit all site improvements (*i.e. parking lot, flag pole, attention flags, front yard fencing, etc.*) shall be removed from the site, and the office converted into a garage with an exterior garage door.
- c. Motorized vehicles and or trailers shall not be used as signage for the sale of lots or homes within the subdivision.
- d. All signage must comply with section 604.8 of the City Sign Code.
- e. Flag poles are limited to a height of 20 ft. per the City Sign Code for residential districts and subject to a building permit and separate planning review.
- f. The decomposed compacted granite parking lot surface shall be a minimum of 3" depth.

3. The Planning and Zoning Commission of the City of Casa Grande approves the conditional use permit request by the Applicant subject to the following general conditions:

- a. The right to a use and occupancy permit shall be contingent upon the fulfillment of all general and special conditions imposed by the conditional use permit procedure.
- b. That all of the special conditions shall constitute restrictions running with the land and shall be binding upon the owner of the land, his successors and assigns.
- c. That all conditions specifically stated under any conditional use listed in this chapter shall apply and be adhered to by the owner of the land, his successors or assigns.
- d. That all of the special conditions shall be consented to in writing by the applicant.
- e. That the resolution granting the application, together with all consent forms, shall be recorded by the county recorder.

PASSED AND ADOPTED by the Planning and Zoning Commission of the City of Casa Grande, Arizona, this ____ day of _____, 2015.

P & Z Commission Chairman

Planning & Development Director

ATTEST:

APPROVED AS TO FORM:

City Clerk

Assistant City Attorney

APPLICANT'S CONSENT TO THE SPECIAL CONDITIONS

The applicant and owner, hereby consent to the special conditions as enumerated above in Section 2 as they relate to this request for a conditional use permit for Temporary Model Home Sales Complex at 2231 and 2237 N St Bonita Ln, Casa Grande, AZ.

Holly James,
D.R. Horton Inc.